

OFFICE FOR SALE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

INVESTMENT PROPERTY - FULLY LEASED OFFICE BLDG

5403 N ILLINOIS ST, FAIRVIEW HEIGHTS, IL 62208



SALE PRICE: \$260,000

BARBER MURPHY
1173 Fortune Boulevard
Shiloh, IL 62269

BARBERMURPHY

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP & PROPERTY DESCRIPTION

5403 N Illinois St | Fairview Heights, IL 62208



PROPERTY DESCRIPTION

Investment Opportunity

Fully Leased Office building located on Route 159 (N Illinois) In Fairview Heights. Remodeled in 2019.

CAP Rate: 9%

LOCATION OVERVIEW

Located in a High Traffic/Visibility location with 27,000 ADT.

INVESTMENT PROPERTY SUMMARY

5403 N Illinois St | Fairview Heights, IL 62208

LISTING # 2181

PROPERTY INFO

Tenants/Units: 2
APN: 03-33-0-207-031
County: IL - St. Clair

STRUCTURAL DATA

Year Built: 1949
Rehab Year: 2019
Floors: 1
Construction Type: vinyl

SALE INFORMATION

Sale Price: \$260,000
CAP Rate: 9%

